MINUTES WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting held in Commissioners Meeting Room, Third Floor, Historic Court House, Boonville, IN Monday, October 10, 2011, 6:00 PM

PLEDGE OF ALLEGIANCE: A moment of silence was held followed by the Pledge of Allegiance.

MEMBERS PRESENT: Guy Gentry, President; Brad Overton, Marlin Weisheit, Larry Willis and Judy Writsel.

Also present were Morrie Doll, Attorney, Sherri Rector, Executive Director and Sheila Lacer, Staff.

MEMBERS ABSENT: Amanda Bailey and Mike Moesner

MINUTES: Upon a motion made by Marlin Weisheit and seconded by Larry Willis, the Minutes of the last regular meeting held September 12, 2011, were approved as circulated.

The President stated they would deviate from the agenda and hear the rezoning petition first.

REZONING PETITION:

<u>PC-R-11-09 – Petition of Ubelhor Homes, Inc, Danny Ubelhor, Pres.</u> OWNER: Ubelhor Homes, Inc., Danny Ubelhor, Pres. to rezone 4.93 acres located on the W side of SR 66 approximately 600' NW of the intersection formed by SR 66 & Sharon Rd. (S 550) Ohio Twp. from "M-2" General Industrial to "C-4" General Commercial. *Complete legal on file. Advertised in the Boonville Standard September 29*, 2011.

Danny Ubelhor and James Morley, Jr. were present.

The President called for a staff report.

Mrs. Rector stated they have submitted all of the return receipts from certified mail of notice of this meeting to the adjacent property owners along with the unopened letter from Richardt Family Limited Partnership. She stated they mailed the notices to the addresses on file in Auditor's Office and they also mailed this notice and the notice for the Special Use in the same packets. She explained this rezoning petition is to rezone 4.93 acres from "M-2" General Industrial to "C-4" General Commercial and there is no minimum lot size for commercial zoning. Mrs. Rector stated the Comprehensive Plan shows the area as moderate to high density residential and commercial. She explained this property was used for a concrete batch plant for SR 66 expansion and the surrounding property is zoned North – R-3 – Newburgh Heights Apartments; South – C-3 – Vacant and then to the SE (not touching subject property) is R-2 Sharon Woods Apts.; East – C-3 – Vacant; West – A – residence and then some R-1A to the NE

that is vacant. Mrs. Rector explained this property was rezoned to M-2 in 2003 for the concrete batch plant by Kenny Ubelhor. She said at that meeting Mr. Ubelhor promised the Board that he would rezone the property back to the C-4 zoning once the batch plant was no longer needed. She said he also entered into a private covenant with the County and surrounding property owners stating once the batch plant was no longer necessary he would rezone the property back to C-4. Mrs. Rector stated that Danny Ubelhor is following through with the covenant and Ubelhor Homes plan to place a mini storage facility with outside storage on this property. She said they have filed a Special Use with the Board of Zoning Appeals that will be considered October 24, 2011 and so they are asking this Board waive its Rules of Procedure for this item and forward this rezoning request to the County Commissioners on October 24, 2011 because that would allow the zoning to be approved on the same day, prior to the BZA meeting. She stated there is no flood plain on the property and there is an existing entrance off SR 66. She stated Richard Meyer, INDOT has sent an email saying it looks as if some alterations in the drive may be warranted at this location and I would need a little more time to research this. Can you provide me with what type of vehicle traffic will be done and will answer back prior to the October 24th meeting. Mrs. Rector stated the BZA approval would be subject to INDOT approval if the expansion of the existing driveway is required. She added the stated use on the application is for a storage facility with outside storage which is allowed in a C-4 with a Special Use Approval from the Board of Zoning Appeals. She stated the application is in order.

Larry Willis excused himself from the meeting due to a conflict of interest being he operates the same type business.

Mrs. Rector stated then all four members will need to vote the same way in order for a motion to pass.

Jim Morley Jr. stated they are here to fulfill a promise.

Guy Gentry asked again why they need to waive the Rules of Procedure and send this application in two weeks.

Mrs. Rector stated because the Board of Zoning Appeals does not want to act on a petition before the zoning has been passed and this is slated for the October 24, 2011 BZA meeting. She stated if they send the rezoning to the Commissioners at 4:00 p.m. on October 24th then they will have the zoning approved before the 6:00 p.m. BZA meeting. She stated otherwise this will be postponed until the end of November.

Jim Morley stated this is a down zoning, fulfilling a promise made years ago.

Ascertaining there were no other questions or comments from the Board, the President called for a motion.

Marlin Weisheit made a motion to recommend approval to the County Commissioners of PC-R-11-09 from "M-2" General Industrial to "C-4" General Commercial. The motion was seconded by Brad Overton and all four Board members voted in favor of the motion.

Marlin Weisheit made a motion to waive the Rules of Procedure and sent this rezoning to the County Commissioners on October 24, 2011. The motion was seconded by Judy Writsel and unanimously carried.

RESOLUTIONS:

Resolution 2011-06 - Resolution amending State Road 62 Economic Development Plan

Larry Taylor, Economic Development Director and Chris Wischer, Attorney were present.

Chris Wischer stated this first resolution pertains with the TIF area of SR 62. He stated any amendment to an economic plan first originates at the Redevelopment Commission by resolution. He stated this was passed last month and now it comes to this body for consideration simply to insure the amendment complies with the Comprehensive Plan and then it will move on to the County Commissioners and then back to the Redevelopment Commission. Mr. Wisher stated they are here today for their part of the process. He stated again, this first resolution deals with SR 62 TIF district and the change is to the Economic Development plan to add an Economic Development project. He stated what is basically being added is a general economic development project to allow the Redevelopment Commission to spend funds toward Economic Development projects in the entirety of the TIF area. He stated right now it is fairly limited to the industrial park so with this, if they have a prospect outside the park but in the TIF area, they can spend money. He stated there is no change to the TIF area but it is simply adding this project to allow spending to attract business to Warrick County.

Marlin Weisheit stated this is a big area.

Attorney Doll stated that is the current TIF District.

Chris Wischer stated the TIF District is unchanged.

Attorney Doll stated this is more democratic – it allows the development to be widespread instead of just the industrial park. He stated this has much more opportunity for growth and many people to benefit and develop their property.

Chris Wischer stated they have had some interest expressed for places outside the park and without this amendment they are hamstrung to do anything for them.

Ascertaining there were no other comments from the Board, the President called for a motion.

Brad Overton made a motion to approve Resolution 2011-06. The motion was seconded by Marlin Weisheit and unanimously carried.

Resolution 2011-07 – Resolution amending Northwest Economic Development Plan

Attorney Wischer stated this resolution pertains to the Northwest Economic Development Area with the northwest industrial park. He stated again, the TIF area is not changing; this amendment is simply to add North American Lighting. He stated they have acquired a lot in the park and under State Law, the Redevelopment Commission can capture tax increments from the real estate but in regards to personal property tax, there is a different rule. He stated they have to designate each individual tax payer specifically by amendment and so this amendment is to designate North American Lighting as a taxpayer under those laws. Mr. Wischer stated North American Lighting is interesting in that a lot of companies come in the majority of the investment is the real estate but with North American Lighting the majority of their investment will be in their equipment and personal property and so in order to capture that increment and be able to use that money towards improvements to the park they need to designate them as an individual tax payer.

The President called for questions from the Board.

Larry Willis stated so this is not only for the real estate tax but also for the personal property taxes.

Chris Wischer stated the Redevelopment Commission would be able to capture the increment on the real estate tax regardless but with personal property taxes they have to make this designation and then the additional taxes brought in by personal property will be captured as increment.

Larry Willis stated so if they don't do this then those taxes go into the General Fund.

Chris Wischer stated that is correct.

Guy Gentry stated that or Greer Township.

Larry Willis stated he may have a little bit of a problem with capturing all of the taxes generated there for the TIF District and leaving the County and the Township out of any income whatsoever other than what would have been there earlier.

Larry Taylor stated the North American Lighting will have a significant amount of jobs here. He stated the County had put up approximately \$8 million developing that part and so there is still other development that needs to be done in that part. He stated there is a new sewer system and some other things that are coming due and basically in capturing this increment it will give some funds to be able to do those improvements to the park that the County has already made the investment in. Mr. Taylor stated in this instance the building was about \$3 million and the equipment is about \$15 million. He stated this is not just the normal office equipment but it is the machining equipment.

Larry Willis stated he understands that and that is why he thinks the County ought to think about this because that could be going to the General Fund to offset a lot of other taxes. He stated he is just looking at both sides of this where they would get all of it going to the Economic Development Commission and the County and the Township may not be getting very much at all. He stated he knows if the business wasn't there they wouldn't be getting anything anyway but he doesn't want to throw the baby out with the bath water.

Larry Taylor stated the alternative would be when the improvements are needed ~ and there is several millions of dollars' worth of grading that is needed ~ they will have to go back to the EDIT funds to ask for an appropriation to do that. He stated so it is still going to come out of the General Fund but this way it would be basically the people that are moving in there that benefit out of the revenue that comes from the people moving in goes directly back into the park.

Brad Overton asked how long this designation will be for.

Larry Taylor stated this will be that property for the life of the TIF. He stated he believes there is about another 16 years left on it.

Brad Overton stated so this will be for a few years.

Chris Wischer commented that on a procedural note, this matter will go next to the Commissioners for consideration and it requires their approval as well.

Larry Willis stated he understands that.

Chris Wischer stated so this body's consideration is about the Comprehensive Plan. He stated he thinks this is an important consideration that will be discussed with the County when they bring it there next time.

Guy Gentry asked if this is similar to the...obviously they don't have final say. He stated all they are doing is making a recommendation.

Morrie Doll stated this is the public hearing requirement.

Guy Gentry stated yes but they are voting in favor or opposed, it really has no bearing on what the Commissioners do.

Attorney Doll stated they are to determine if this complies with the Master Plan for Land Use within the County. He stated they either vote affirmatively or negatively and it goes to the Commissioners to determine if they are willing to accept this. He stated this will affect the revenue stream for the County. He stated it will then go back to the Redevelopment Commission for final say. He stated if they can have a bit of conversation he would like to say that a TIF District is not a pick or choose situation. If they put property into it and attach its revenue stream it has to, by State Statute, flow over to the Redevelopment Commission. He stated it is not split able; you can't say they are going to "share" the capture of the personal property tax and split it on some ratio with the County. He stated if it is in the TIF District and this amendment would become the controlling ordinance, the personal property growth in that TIF District is then captured and flows over to the Redevelopment Commission.

Guy Gentry stated only for that particular business.

Chris Wischer agreed and said each taxpayer has to be individually designated.

Morrie Doll stated so they are just designating North American Lighting.

Chris Wischer stated they have to come back and get approval for each specific individual.

Morrie Doll stated and it is that way until the end of the TIF District's period of time unless that district is extended.

Chris Wischer stated in the future it could be further amended.

Attorney Doll stated they don't have a choice, it is all in for North American Lighting or it is all out.

Larry Willis stated he understands that it is all or none.

Mrs. Rector stated what she doesn't understand is why this comes before the Plan Commission. She stated she understands why the TIF Districts come before them because they look at the Comprehensive Plan to see what they are proposing but what do they have to do with taxes.

Attorney Doll stated because the TIF District ordinance contains this revenue capturing component to it, any amendment to the TIF District has to be re-considered by each step along the process, the same as if the geographical area was being changed.

Larry Taylor stated the Area Plan Commission didn't used to be in that.

Chris Wischer stated it used be that State Statute only required you to come to the Plan Commission if you were changing the area so they could decide if that additional area is in the Comprehensive Plan for the uses that would come in TIF District.

Attorney Doll stated and now it is any change.

Mrs. Rector stated that is why she asked because she has never seen this before.

Chris Wischer stated that is why he said these (concerns) will be discussed with the County Commissioners and ultimately they will have to approve whether they want to allow the taxes to be captured by the Redevelopment Commission. He stated this body's consideration is really does it comply with the Comprehensive Plan and he thinks that has been determined previously.

Guy Gentry stated being it is coming to them...he appreciates Mr. Willis' opinion on that because he has a similar one. He stated he knows the Township Trustee up there and they are being hit hard with poor relief and this is going to take a lot of their taxes. He stated he realizes this is some of the first businesses coming in and they are still trying to develop that so he doesn't have a real big problem with it at this point in time but in future ones he probably will

vote against it because he just doesn't agree with taking all of those taxes out. He stated but in this particular one he knows it is either in or out and they are early on in the development.

Chris Wischer stated they can't speak for future projects but in this particular project they have 83% or \$15 million out of \$18 million that is this major equipment that is unique to type of industry.

Larry Willis stated he understands that and that is what concerns him because there is \$15 million worth of equipment that is going to be taxable and the poor relief right now is hitting it as it is everywhere. He stated it looks to him like maybe the Economic Development wants everything no matter where it is to keep all of it. He stated maybe the County can go ahead and take it and then Economic Development can come back and ask for an appropriation. He stated he doesn't know for sure how all that works but he thinks the Commissioners and the Council may have to make that final decision.

Chris Wischer stated he thinks in most cases the percentages would be reversed, you would have the majority of the investment being in the real estate and they probably wouldn't be here to ask. He stated here they have a unique business that has a far majority in the equipment.

Larry Willis stated it is a diamond up there and it seems like the Economic Development wants the diamond and not share it with the rest of the County.

Larry Taylor stated the Economic Development and the Redevelopment Commission with the support of the County Council and the County spent over \$8-9 million up there. He stated it wasn't the township that spent the money that came from the whole County. He stated there are other improvements that need to be done there to continue to attract businesses and they are right, they can just go back to the County Council and ask for another appropriation but this is a unique project because of the amount of equipment.

Larry Willis stated and the amount of money involved.

Larry Taylor stated he would say that the area was benefiting greatly and as that develops there will be jobs coming in and then someone will build a house.

Larry Willis stated they both know that tax revenue is really generated off the industrial and commercial property not residential.

Larry Taylor stated there is quite a bit of residential property and there is also a lot of EDIT that is generated.

Brad Overton stated the County Council is not going to see this it is going to the Commissioners.

Attorney Doll said that is correct.

Brad Overton stated that is kind of unusual when you think about it. He stated fiscally it seems it would come to the Council.

Marlin Weisheit stated it would be more appropriate in his mind too.

Judy Writsel asked if these taxes did not go to the Redevelopment Commission but went to the General Fund then where does the money come from to do the development at the site; will it have to come from the General Fund.

Larry Taylor stated it would come out of EDIT.

Judy Writsel asked if they feel the EDIT funds won't be sufficient to do this development and they need this money.

Attorney Doll stated these dollars won't go in Redevelopment funds if they don't capture them they will go to the General Fund.

Larry Taylor stated it doesn't go within the Redevelopment Commission's budget, it goes to the TIF Fund for that area and there is specific things the money can be used for. He stated they have to be used for infrastructure improvements for the basic property, they can't be used anything else.

Judy Writsel stated the money is going to have to come from someplace and they are toying with where it is going to come from.

Larry Willis added and who would be in charge of it.

Larry Taylor stated that park has set up there for a while without anything and they finally got this started.

Judy Writsel stated with the highway development it is understandable.

Larry Willis asked if it made any difference to the new landowner where the taxes go. After negative response he stated he didn't think so.

Mrs. Rector stated at the end of the TIF time period and if they haven't used all of the money they have taken in does the money go back into the General Fund or does it stay in the Economic Development money.

Attorney Doll asked if she means at the end of the sixteen years.

Mrs. Rector stated yes and say there was a million dollars left.

Attorney Doll stated he thinks it reverts.

Larry Taylor stated the other question was is what is coming in now enough to take care of the other improvements. He stated right now there is a quote for doing grading because it seems when we buy industrial parks we buy them on the side of a mountain or a mountain in the middle of them. He stated this one has a wetland and a mountain and it is about \$2 million to grade it. He stated there is also a sewer project that they have the appropriation that is fully engineered and they have started buying right of way so this is kind of a small wind in a hurricane as to the funds that will be required. He stated the options would be to borrow money on a bond, to go to County Council and request an EDIT appropriation or to go to the TIF Fund specific to that area. He stated there were some concerns about the township and at least this way the funds that are generated by that account go back to improvements within that TIF area. He stated if it goes to the County General it can end up going to Ohio Township or any place else.

Marlin Weisheit stated he personally doesn't want to stall this project in any way and he appreciates the efforts up there and everybody wants to see it move forward. He said he doesn't have a problem with it himself.

Ascertaining there were no other questions or comments from the Board the President called for a motion.

Marlin Weisheit made a motion to approve 2011-07. The motion was seconded by Judy Writsel. Judy Writsel and Marlin Weisheit voted for the motion and Brad Overton, Larry Willis and Guy Gentry voted against the motion.

Guy Gentry stated he supposes this will go to the County Commissioners with no recommendation.

Mrs. Rector stated this Board is supposed to sign it.

Chris Wischer stated it has to be a resolution approving it under the Statute. He stated this body does not give a recommendation; it is an approval and this basically stops it cold. He stated they will have to come back when they have more members present to see if they can make it out.

Discussion ensued about advertising.

Chris Wischer stated he doesn't know if there needs to be a written finding as to why it doesn't conform to the Comprehensive Plan.

Attorney Doll stated he thinks there is supposed to be.

Chris Wischer stated he doesn't think that has been established.

Attorney Doll stated he doesn't disagree. He stated that is why he is saying what they need to do is let the two of them discuss this and see what the next procedural step is to resolve this one way or the other. He stated that is the best advice he has.

Attorney Doll asked what the personal property tax rate is.

Discussion ensued over the Plan Commission's role in this matter and their reasoning that they felt this was not in Master Plans best interest to dedicate the revenue away from other needs elsewhere within the County.

OTHER BUSINESS:

Formal Compliant: Thomas Key, 1311 Lovers Lane and 1333 Lovers Lane, Boonville, IN ~ Alleged Junk-Salvage Yard in an "R-1A" Single Family Dwelling zoning district. *Granted additional 30 days September 12, 2011.*

Mrs. Rector stated she did an inspection of Mr. Key's property and took pictures. She stated she had Mr. Gentry came in and look at them and they are in agreement that it is cleaned up efficiently and he is no longer in violation. She stated Mr. Key was informed he didn't need to appear this evening.

Formal Complaint: Ron Leach – 3966 Polk Road – Alleged junk/salvage yard and two residential structures on one lot in a "CON" Recreation and Conservancy zoning district.

Attorney Doll stated in looking at the pictures he doesn't see a violation other than the one car and the Sheriff's Department can have jurisdiction over that if it is inoperable, un-plated vehicle within view of a public right of way they can put a sticker on it and have it towed away.

Mrs. Rector stated if they see on her staff report she says she does not see any violations in the photos except the car and there is a mobile home back in the woods that the Building Inspector had to go back out twice to even see it.

Attorney Doll stated it will become mulch if left long enough.

Mrs. Rector stated they wrote Mr. Leach a letter and he was supposed to be here this evening. She said he told her that the people who filed the complaint lived in the mobile home and moved it up there on the property.

Guy Gentry stated this property Mr. Key's property doesn't look this good.

Attorney Doll stated his suggestion is that somebody make a resolution to have Mrs. Rector ask the Sheriff's Department to investigate the car to see if it violates State Statute.

Brad Overton made a motion to have Mrs. Rector call the Sheriff to have the car investigated. The motion was seconded by Larry Willis and unanimously carried.

RULES OF PROCEDURE: Amendment of Rule 6 – Zoning Violation Complaints

Mrs. Rector stated she emailed everyone the new draft copy for the Rules of Procedure and she also emailed them the new complaint form if this is passed. She stated Attorney Doll helped her

with this and basically it says that people who file complaints will have to appear at the meetings and they will have to appear in court and it isn't a vindictive complaint. She stated if they don't show up at the meeting the Board can choose to dismiss the complaint if they choose to.

Attorney Doll stated if it so heinous they choose to proceed they can but the reserve the right to dismiss it.

Marlin Weisheit stated he likes this.

Attorney Doll stated he doesn't want to see this Board get sucked into vindictive complaints and he also suggested there be a fee.

Mrs. Rector stated Mr. Gentry didn't feel there should be a fee. She added they feel that there would be complaints to the Commissioners if there were filing fees to do the job.

Attorney Doll stated this is an expensive process and the fee won't even come close to covering it. He stated the only reason he suggested a fee was there ought to be some burden on the party asking the County to do their fight for them. He stated they can say they pay property taxes and therefore that is payment for the service and he understands and respects that.

Larry Willis stated they don't have to be property owners.

Mrs. Rector stated if they want a fee then they need to consider that a Commissioner or Board member has to file a complaint so are they going to pay a fee as well.

Guy Gentry stated if they set a fee it should be standard and non-waivable.

Attorney Doll stated he thinks the law wouldn't allow it.

Discussion ensued over fees.

Judy Writsel stated she thinks them having to come to the meetings will slow down a frivolous complaint.

Discussion ensued over people complaining who call constantly but never appear at a meeting or in court.

Brad Overton made a motion to adopt the amended Rules of Procedure and to approve the complaint form without a fee. The motion was seconded by Marlin Weisheit and unanimously carried.

OTHER BUSINESS:

<u>Discussion</u>: Amending Ordinance – Public Nuisance

Mrs. Rector stated Attorney Doll went by the State Statute and the definition of a public nuisance for this. She added she also copied part of the Indiana Code for them. She stated this was discussed at a previously with the Commissioners, the Health Department and the Building Inspector about private versus public nuisance and trying to get it clearer in the ordinance what types of nuisances this Board takes care of.

Attorney Doll read the current ordinance. He stated in 2002 the Indiana State Assembly passed a State Statute defining nuisance and he then read it to the Board. He stated the Court of Appeals defined the difference between a private nuisance and a public nuisance. He said a private nuisance is something that affects an individual or a very limited group. He stated a public nuisance is that which affects the larger community or neighborhood as a whole. He stated in the meeting with the Commissioners it was discussed whether this Board really needs to be in the business of enforcing private nuisances or just deal with public nuisances in the realm of zoning uses or property uses. He stated if that is so then they really need to adopt this definition.

Attorney Doll stated this is a two prong question; one is do they replace the definition with the State Statute definition and two is do they then narrow the focus of this Board to controlling public nuisances as opposed to private nuisances. He said suppose someone comes in about the neighbor's yard and says it is a nuisance and wants them to enforce the ordinance and do something about it. He said and then Mrs. Rector goes out and looks and says well, she thinks it is a private nuisance and they only deal with public nuisances. He said their remedy is they can come before the Board and make their case as to why they think it affects the entire neighborhood or the community at large. He stated then the Board would decide and it may be they have to go to small claims court.

Brad Overton made a motion to use the State definition and narrow the focus to public nuisance and advertise the ordinance. The motion was seconded by Larry Willis and unanimously carried.

Mrs. Rector handed out other proposed ordinances dealing with private streets and ingress/egress easements in commercial subdivisions. She stated these proposed ordinances will set standards for private streets and ingress/egress easements. She stated she has spoken with Bobby Howard, the County Engineer who also wants these changes.

Brad Overton made a motion to advertise the amending ordinances. The motion was seconded by Marlin Weisheit and unanimously carried.

ATTORNEY BUSINESS:

Wolfe Property – Report on Lincoln Avenue and Jamestown Road

Attorney Doll stated they are waiting on the final orders from the Judge and they have met with the Commissioners and the Highway Superintendent and when he gets the time he is going to contact the parties to let them know he is on his way and they will clean it up.

Marlin Weisheit stated they are making progress there but time will tell.

EXECUTIVE DIRECTOR BUSINESS:

Mrs. Rector stated the ordinance says you can't have a garage over a four vehicle capacity. She stated the ordinance says you shall also provide two parking spaces per each residence. She stated the Wolfe property on Lincoln has several cars in the yard and asked can you have a yard full of licensed and operable cars when you can only have a four car garage. She stated it used to be limited to three vehicles.

Judy Writsel stated if there are two adults and two teenagers in a family that could be four cars and if they have a truck to haul the trash that is five vehicles. She stated you could easily have five vehicles in a family.

Mrs. Rector stated the Ohio Township Trustee is supposed to mow the Wolfe's yard on Lincoln Avenue and her question is how many cars they can have in their yard.

Attorney Doll stated there is no regulation now.

Mrs. Rector stated when they get that property cleaned up and if all those cars start and are licensed what is she supposed to say when the calls come in.

Attorney Doll stated a lot of these complaints will be in platted subdivisions and they are supposed to have covenants to deal with those things. He stated his subdivision covenants say you can't park on the street but it happens sometimes. He stated they also say they are not supposed to have any vehicles that don't fit in your garage and he doesn't think any of his neighbors can do that but that is a private issue and it should regulate itself. He stated he doesn't think they can say how many cars someone can have.

Marlin Weisheit made a motion to amend the ordinance to remove the four vehicle capacity. The motion was seconded by Judy Writsel and unanimously carried.

Being no other business the meeting adjourned at 7:20 p.m.

	Guy Gentry, President	
ATTEST:		
Sherri Rector, Executive Director		